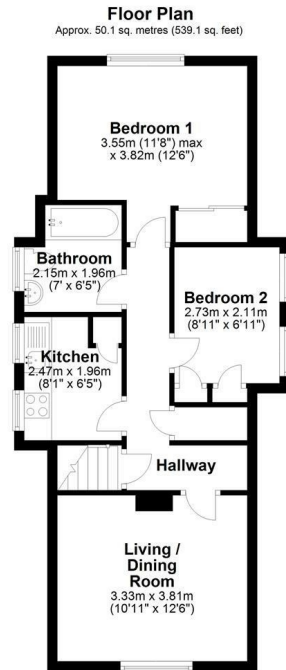




6B Stretten Avenue, Cambridge, CB4 3EP
£1,300 Per month

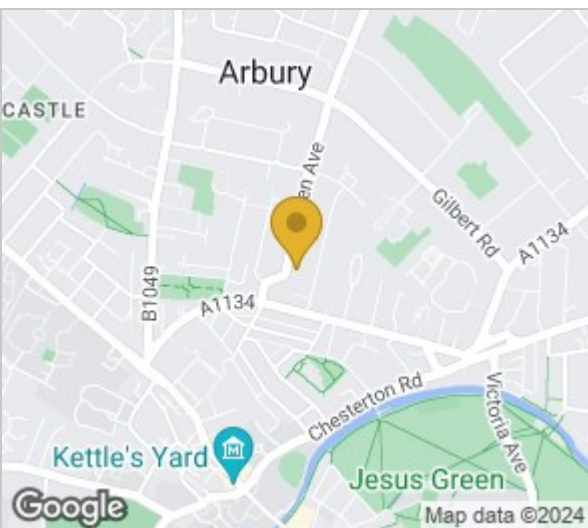


Floor Plan



Total area: approx. 50.1 sq. metres (539.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Accommodation

- Available Now
- Two Bedrooms
- Quiet Location

A spacious and well-presented 2 bedroom first floor flat, located conveniently in a quiet residential street with excellent access to the center of Cambridge.

The flat, which forms part of a converted detached property, is accessed via a communal entrance on the ground floor. To the front of the property there is a large and bright living room. The kitchen is light and well equipped with a single oven and hob, washing machine, and fridge freezer. The main bedroom, located at the back of the property, is a large double and the second bedroom is a good-sized single with the benefit of integrated cupboards. In the bathroom there is a cast iron bath, with a shower above, wc, vanity unit, and heated towel rail.

The property is decorated neutrally and has electric heating and double glazing. Externally, there is a small front garden and a place for bikes.

Stretten Avenue is close to the amenities of Victoria Road and Histon Road, including a convenience store just around the corner. The river and the center of Cambridge beyond are only a few minute's cycle away and there is also easy access to the Business and Science parks.

Council tax band: C EPC: E

///brands.water.mason

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.



Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.